| 150.0 | 0004 | 0010.B | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 626,500 | / | 626,500 |
| USE VALUE: | 626,500 | / | 626,500 |
| ASSESSED: | 626,500 | / | 626,500 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 19 | | KENILWORTH RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FORAN JAMES P & LAURIE A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 19 KENILWORTH RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BYRNE PHYLLIS T/DONALD - |
| Owner 2: | ESTATE - |
| Street 1: | 19 KENILWORTH RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 928 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 7 | Steep |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6300.000 | 139,300 | | 487,200 | 626,500 |
| Total Card | 0.145 | 139,300 | | 487,200 | 626,500 |
| Total Parcel | 0.145 | 139,300 | | 487,200 | 626,500 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 675.11 | /Parcel: 675.11

## Legal Description

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 99235 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 06/09/18 |

!11762!

## PREVIOUS ASSESSMENT

Parcel ID: 150.0-0004-0010.B

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 139,300 | 0 | 6,300. | 487,200 | 626,500 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 134,700 | 0 | 6,300. | 487,200 | 621,900 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 134,700 | 0 | 6,300. | 487,200 | 621,900 | 621,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 121,000 | 0 | 6,300. | 456,800 | 577,800 | 577,800 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 121,000 | 0 | 6,300. | 377,600 | 498,600 | 498,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 121,000 | 0 | 6,300. | 347,100 | 468,100 | 468,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 121,000 | 0 | 6,300. | 316,700 | 437,700 | 437,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 120,500 | 0 | 6,300. | 310,600 | 431,100 | 431,100 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 13:03:56 |

## LAST REV

| Date | Time |
|---|---|
| 06/18/18 | 11:39:19 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11762

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BYRNE PHYLLIS T | 70944-533 | 1 | 5/1/2018 | Estate/Div | 515,000 | No | No | | |
| BYRNE PHYLLIS T | 52257-486 | | 2/19/2009 | Family | 99 | No | No | | |
| JOLY WILLIAM H- | 48178-195 | | 9/18/2006 | | 370,000 | No | No | | |
| DALEY DOROTHY M | 23532-500 | | 8/13/1993 | | 145,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/9/1993 | 440 | | 15,000 | | | | | 10X15ADD+10X15 WDK |
| 6/3/1992 | 216 | Manual | 2,000 | | | | | ROOFING |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/9/2018 | Meas/Inspect | HS | Hanne S |
| 3/13/2009 | Inspected | 189 | PATRIOT |
| 1/20/2009 | Measured | 372 | PATRIOT |
| 1/9/2007 | MLS | MM | Mary M |
| 11/7/2000 | Hearing Chag | 201 | PATRIOT |
| 12/7/1999 | Mailer Sent | | |
| 11/19/1999 | Entry Denied | 268 | PATRIOT |
| 10/19/1995 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 99235 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6300 | | Sq. Ft. | Site | | 0 | 80. | 0.97 | 9 | | | | | | | | | 487,202 | | | | | | 487,200 | |

| Total AC/HA: | 0.14463 | Total SF/SM: | 6300 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 487,202 | Spl Credit | | Total: | 487,200 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1951 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99495000 |
| Adj $ / SQ: | 134.318 |
| Other Features: | 55327 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 189247 |
| Depreciation: | 49961 |
| Depreciated Total: | 139286 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 5 | BRs: | 2 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

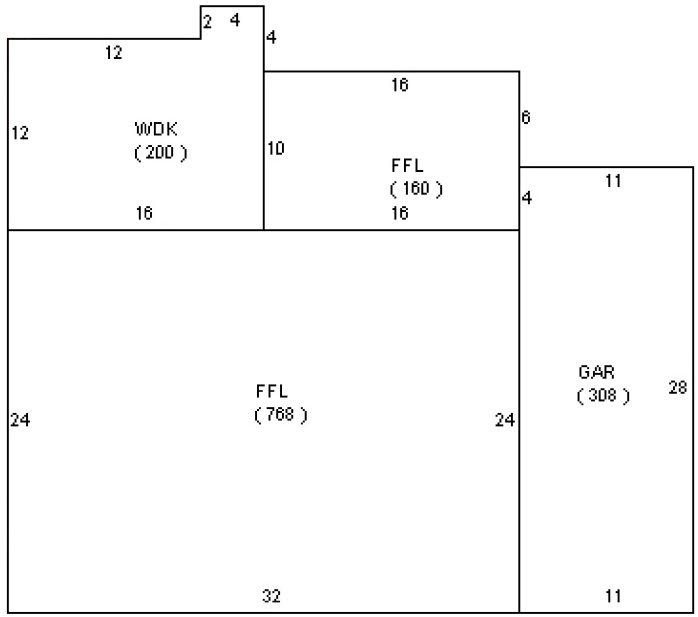
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 134.32 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 97.01 |
| Final Total: | 139300 | Val/Su SzAd | 150.11 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 928 | 134.320 | 124,647 |
| GAR | Garage | 308 | 23.000 | 7,084 |
| WDK | Deck | 200 | 10.940 | 2,189 |

| Net Sketched Area: | 1,436 | Total: | 133,920 |
|---|---|---|---|
| Size Ad | 928 | Gross Area | 1436 | FinArea | 928 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

150.0-0004-0010.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc